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Real Estate Appraisers

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**FILED**  
**BOARD OF**  
**REAL ESTATE APPRAISERS**  
*James S. Hsu*  
**DR. JAMES S. HSU**  
Executive Director

**CERTIFIED TRUE COPY**

STATE OF NEW JERSEY  
DEPARTMENT OF LAW AND PUBLIC SAFETY  
DIVISION OF CONSUMER AFFAIRS  
NEW JERSEY STATE BOARD  
OF REAL ESTATE APPRAISERS

IN THE MATTER OF THE SUSPENSION :  
OR REVOCATION OF THE LICENSE OF :

JOHN MACK  
License #RA 00320500

CONSENT ORDER

TO ENGAGE IN REAL ESTATE  
APPRAISING IN THE STATE  
OF NEW JERSEY

This matter was opened to the New Jersey State Board of  
Estate Appraisers ("the Board") in connection with the Board's  
receipt of information regarding the appraisal of 29 Storms  
Avenue, Haskell, New Jersey, with a date of valuation of October  
29, 2005; and a second appraisal of the same property with a

of valuation of June 1, 2005. Having reviewed these appraisal reports, the Board finds that respondent has acted in violation of the Uniform Standards of Professional Appraisal Practice ("the USPAP"), and finds violations of N.J.S.A. 45:1-21 (e) as specified below:

Although the subject property was a two-family residence, respondent used primarily single family homes as comparable sales in the October 25, 2005 report; and in the same report, used a residence with a lake view as a comparable sale, when the subject did not have a lake view. Moreover, respondent's adjustment of \$30,000 for the lake view was calculated in an arbitrary manner which was not market-based.

The Board finds that respondent's selection of inappropriate comparables, which respondent indicated was at the behest of the lenders, constitutes a violation of Standards Rule 1-1(a) of the Uniform Standards of Professional Appraisal Practice (the USPAP), which requires an appraiser to correctly employ those recognized methods and techniques necessary to produce a credible appraisal. Pursuant to N.J.A.C. 13:40A-6.1, this constitutes professional misconduct in violation of N.J.S.A. 45:1-21(e).

In order to resolve this matter without further proceedings and without admissions, and the Board finding that the writ of Habeas Corpus Order is sufficiently protective of the public safety and welfare, and for other good cause shown,

IT IS ON THIS 24th DAY OF April, 2009,

HEREBY ORDERED AND AGREED THAT:

1. A public reprimand is hereby imposed upon respondent for the violation of N.J.S.A. 45:1-21(e).

2. Respondent shall provide the Board with proof of successful completion of a 30 hour course in Basic Appraisal Principles and a 30 hour course in Basic Appraisal Procedures, which courses shall be pre-approved by the Board, within nine months of the filing of this Order.

NEW JERSEY STATE BOARD  
OF REAL ESTATE APPRAISAL

*Cheryle A. Randolph-Sharpe*

By:

Cheryle Randolph-Sharpe  
Board President

I have read and understood the  
above Order and agree to abide  
by its terms.

*John Mack*

John Mack

Consent as to form and entry:

*Thomas A. Harley*

Thomas A. Harley, Esq.